



112 Temple Hall, Templepatrick, BT39 0FH

- Immaculately Presented, Georgian Style, Detached Home
- Lounge; Gas Stove
- Modern Fitted Kitchen
- Principal Bedroom With Walk In Wardrobe and En Suite Shower Room
- Private Driveway
- Originally A Four Bedroom Design; Adapted To Three Spacious Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Garden Room; Fully Enclosed Rear Garden

Offers Over £295,000

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Georgian style, hardwood panelled front door with matching double glazed fanlight over. Wood laminate floor covering. Feature height ceiling continuing throughout remainder of ground floor. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Chrome towel radiator. Tiled floor.

#### LOUNGE 17'10" x 12'0"

Tiled inglenook recess with cast iron gas stove on tiled hearth. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 19'9" x 14'9" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to wall. Wood laminate floor covering. PVC double glazed French doors with matching side screens leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to store. Access to partially floored roof space via slingsby style ladder.

### **PRINCIPAL BEDROOM 12'4" x 11'8" (wps)**

Rural view to rear. Access to:

### **WALK IN WARDROBE 8'7" x 8'2"**

(formerly 4th bedroom). Range of fitted wardrobes and glass and mirror panelled sliding doors. Elevated rural view to rear.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor. Chrome towel radiator.

### **BEDROOM 2 10'9" x 9'7"**

### **BEDROOM 3 9'7" x 8'7" (wps)**

### **DELUXE FAMILY BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled shower unit over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

### **EXTERNAL**

Low maintenance front garden finished in paving and decorative stone.

Generous sized private driveway finished in tarmac.

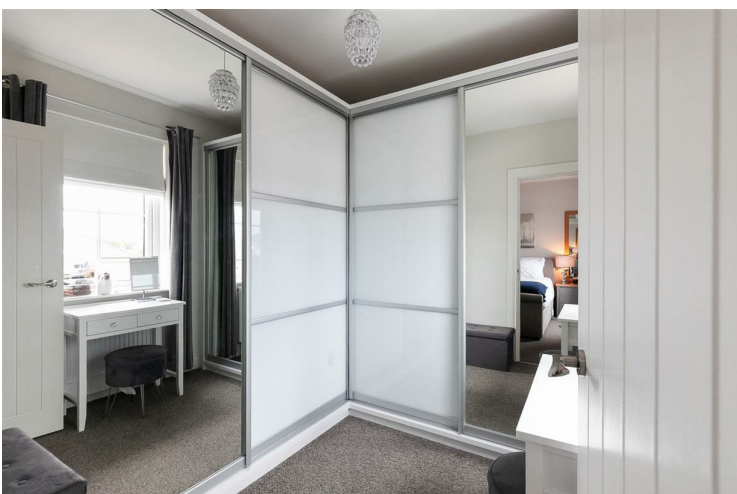
External lighting.

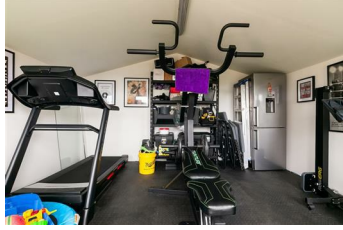
Seamless aluminium guttering.

Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

Outside tap.

Enclosed paved bin/service area.





### GARDEN ROOM 13'3" x 11'4"

Power, light ,PVC double glazed French doors and matching windows.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

*Immaculately presented, Georgian style, detached home, situated within the well sought after Temple Hall development, Lylehill Road, Templepatrick.*

*Originally a four bedroom layout, the property has been adapted to provide a spacious three bedrooms layout, to include principal bedroom with walk in wardrobe and en suite shower room.*

*Accommodation comprises entrance hall, furnished cloakroom, lounge with gas stove, kitchen through dining room, modern fitted kitchen with island unit, three bedrooms, to include principal suite, and deluxe family bathroom.*

*Externally, the property enjoys private driveway, finished in tarmac, garden room, and gardens front and rear, finished mainly in lawn and paved patio area.*

*Other attributes include gas heating, PVC double glazing, and walking distance to Templepatrick Primary School.*

*Early viewing highly recommended.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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